

SERIES 2 STRATA MANAGEMENT

UNDERSTANDING THE DUTIES, POWERS & LEGAL OBLIGATIONS OF DEVELOPERS, JOINT MANAGEMENT BODIES AND MANAGEMENT CORPORATIONS

Date: 11 May 2019

Venue: Hotel Istana Kuala Lumpur City Centre

SEMINAR OVERVIEW

This 1-day intensive seminar primarily covers the must know topics within strata management, especially for members of the joint management committee, management corporation, managing agents and developers. The legislations that will be referred to are the Strata Management Act 2013 and the Strata Management (Maintenance and Management) Regulations 2015

The seminar will focus primarily on the ways to resolve the common key issues faced by developers, joint management committee, management committee and/or the parcels owners and proprietors. It will also discuss in depth the requirements to introduce different rates of charges and subsidiary management corporation

THE KEY TOPICS INCLUDE:

- **Statutory duties and powers of the developer, joint management body and management corporation;**
- **How to takeover assets from Developer and complete handover exercise**
- **How to recover monies (charges or debt due)**
- **Use of moneys in the maintenance account**
- **Use of moneys in the sinking funds**
- **How to introduce new by-laws**
- **Whether multiple rates can be introduced**
- **How to deal with inter-floor leakage or damage to party wall**
- **Issues arising from Subsidiary Management Corporation (SMC)**



WHO SHOULD ATTEND

- Members of the joint management committee
- Members of the management committee
- Legal Practitioners
- Property Developers
- In-house counsels
- Property Managers
- Local Authorities & Commissioners
- Land and Mines Department of Buildings



Board of Valuers, Appraisers and Estate Agents Malaysia (BOVAEA)

5 CPD HOURS APPLIED

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STRATEGIC PARTNER

CHEE HOE
ASSOCIATES

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PROGRAMME

9.00am – 10.30am	Duties and powers of the Developer during the Developer's management period <ul style="list-style-type: none">• What are the duties of a developer?• What to do before delivering of vacant possession?• What are the powers of a developer?• What are the restrictions imposed on the developer?• How to recover monies (charges or debt due)• How to convene the first AGM of JMB?• Can a Developer amend by-laws?• How to effect handover from developer to JMB?
10.30am – 11.00am	Coffee Break
11.00am – 12.30pm	Duties and powers of the Joint Management Body after establishment of JMB <ul style="list-style-type: none">• How do you work along-side the Developer?• Management and maintenance obligations• What are the duties of a JMB?• How to takeover assets from Developer?• How to complete the handover exercise?• What are the powers of a JMB?• What are the restrictions imposed on the JMB?• How to recover monies (charges or debt due)• How to decide a matter (within JMC or through a General Meeting)• How to amend by-laws
12.30pm – 1.30pm	Networking Lunch
1.30pm – 2.30pm	Uniform Rate vs Different Rates of Charges <ul style="list-style-type: none">• When to apply multiple rates - how do we do it during the three phases of management periods under developer, JMB and MC?• Use of maintenance accounts• Use of sinking fund accounts• Uniform rates• Exceptions• Grounds to apply different rates of charges• Can we raise a one-off charges?
2.30pm – 3.30pm	Subsidiary Management Corporation <ul style="list-style-type: none">• How to form a subsidiary management corporation?• When does it require a formation of subsidiary management corporation?• Duties and powers of SMC.• Maintenance account and sinking fund account of SMC.• Can two or more parcels form a SMC if they are under the same proprietor?
3.30pm – 4.00pm	Tea Break
4.00pm – 5.00pm	Discussion on the latest issues involved in maintenance and management of building and common property <ul style="list-style-type: none">• Inter-floor leakage or damage to party wall• Are deed of mutual covenants enforceable and binding on JMB/MC?• What are the decision which require to be passed in an AGM / EGM?• How to deal with Air BNB issues?

SPEAKER

LAI CHEE HOE



A Certificate of Legal Practice ("CLP") Book-prize winner, the founding partner of Chee Hoe & Associates, Mr Lai was admitted and enrolled as an advocate and solicitor of the High Court of Malaya in 2005. He was also the Chairperson of the Kuala Lumpur Bar Young Lawyers Committee. He acts for the Bar Council on various cases

Mr Lai specialises in both civil and corporate litigation in particular strata management disputes. He also provides corporate advisory works and advises corporates on strata related pre-emptive actions. He argues complicated strata management issues in court regularly and is constantly sought after to provide trainings and talks. He acts for joint management committees (JMC), management corporations (MC) and developers. He is also the author of the book "Strata Management Practice & Procedure, 2019 Edition" published by CLJ Publication

He also regularly updates Strata related cases on <https://blog.burgielaw.com/>. He was also the Chairperson of various Management Corporations in Kuala Lumpur and one of the development area he chaired, Solaris Dutamas recently won the best managed property in the mixed development category organised by the Edge

He is also empanelled with the Asian International Arbitration Centre ("AIAC") as a chartered arbitrator (fellow of CIArb) and certified adjudicator



REGISTRATION FORM

Registration Fee

EARLY BIRD	Register & pay before 3 May 2019	NORMAL PRICE	Register & pay After 3 May 2019
<input type="checkbox"/> RM750/per pax		<input type="checkbox"/> RM850/per pax	

***Group discount: 3 pax & above enjoys 5% discount | 5 pax & above enjoys 10% discount**

Contact Details (Use only capital letters)

Full Name <small>(as in Passport / Identity Card)</small>			
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Please check one of the Boxes below for the method of payment.
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3) Full Name <small>(as in Passport / Identity Card)</small>	
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Cancellations
If you are unable to attend, a substitute delegate is welcome at no extra cost. A complete set of seminar documentation / materials and a 50% refund will be given for cancellations received in writing not later than 5 working days prior to the seminar date. No refunds will be given for cancellations received less than 5 working days prior to the seminar date.

Signature	Date

CONTACT DETAILS

Logic Plus Events
Level 7-1 Wisma Genting (New Wing), No 28, Jalan Sultan Ismail, 50250 Kuala Lumpur
Tel: +60327247290 | Fax : +60327247291 | Email: info@logicplus.com.my